



CITY OF
**West
Linn**

Athey Creek Middle School

CUP-21-02/DR-21-04/WRG 21-02/MISC 21-04/VAR-21-01/VAR-21-06/LLA-21-02

July 7, 2021

Overview



- ✦ Quasi-Judicial Public Hearing for West Linn – Wilsonville School District’s proposed new Athey Creek Middle School.
 - *Conditional Use Permit*
 - *Class II Design Review*
 - *Two Class II Variances*
 - *Lot Line Consolidation*
 - *Tualatin River Greenway Review*
 - *Flood Management Area Review*

- ✦ Willamette Neighborhood Association Boundary

Planning Commission Options

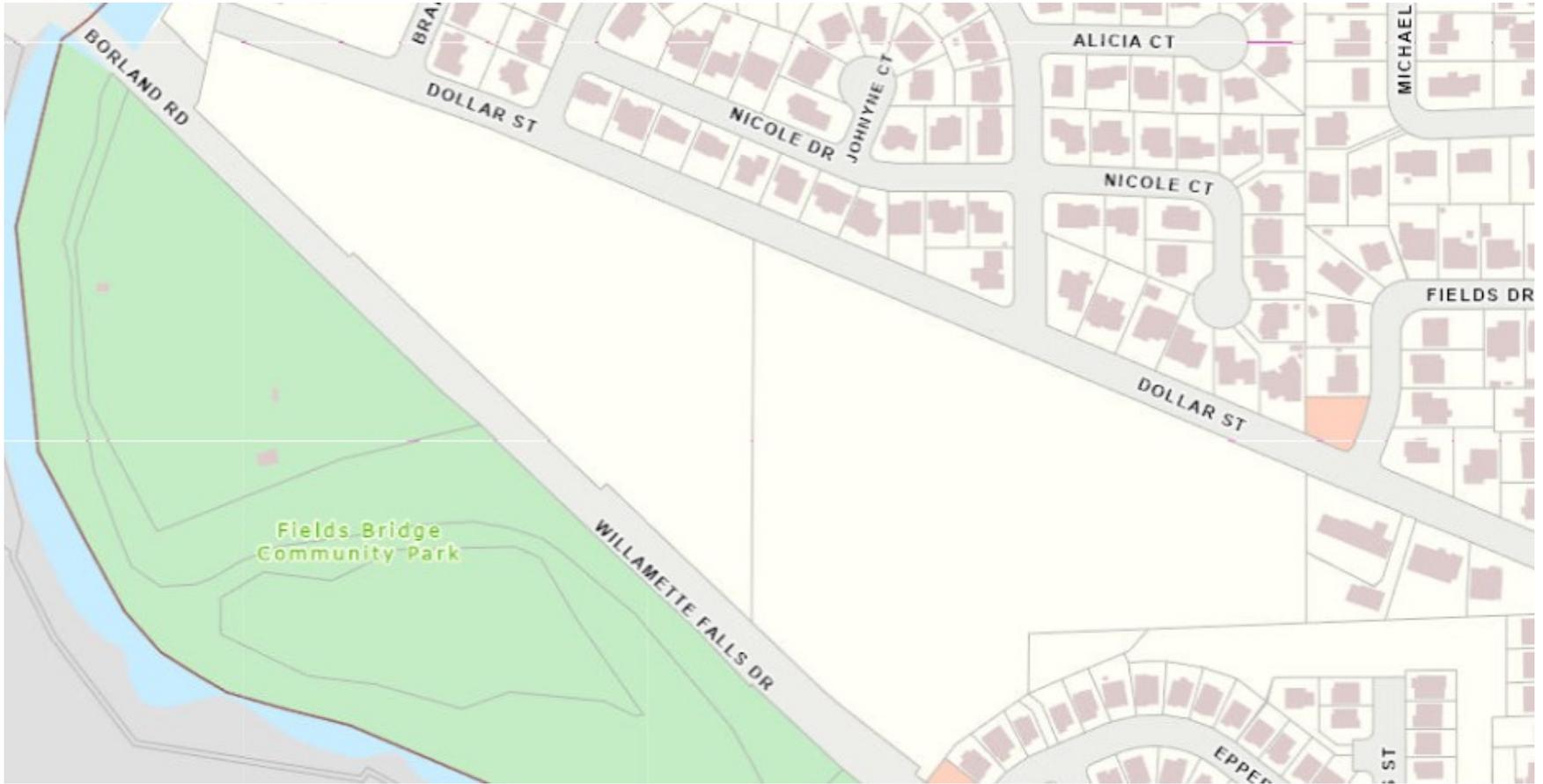


- ✔ Approve Staff Recommendation
- ✔ Approve with Modified Conditions
- ✔ Deny

Vicinity Map



Vicinity Map



Site Plan



Project Description



- ◆ Construct a new Athey Creek Middle School at 840 and 945 Dollar Street
 - 110,972 Square feet
 - 22.11 acre site
 - 25 classrooms for 850 students and staff
 - Running track
 - Turf athletic field
 - Outdoor learning areas

Project Description



- ◆ Includes frontage and offsite improvements to Dollar Street and WFD
- ◆ Proposed roundabout at new intersection of WFD and Brandon Place
- ◆ Proposed Brandon Place extension includes sidewalks on both sides
- ◆ A path is proposed to connect Brandon Place to provide a pedestrian connection to City walking path below Fields Bridge, to the park
- ◆ Frontage improvements to Dollar Street and WFD include:
 - Pavement replacement, planter strips, sidewalks, and street trees

Applicable Community Development Code



- ◆ 16 applicable CDC chapters
- ◆ Chapter 11: Single-Family Residential Detached, R-10
- ◆ Chapter 28: Willamette and Tualatin River Protection
- ◆ Chapter 32: Water Resource Area Protection
- ◆ Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses

*All code criteria met. No development proposed with the WRA. Mitigation proposed on the east side of the property.

3 accessory structures on the property. All 3 meet dimensional and setback requirements.

Applicable Community Development Code



- ◆ Chapter 41: Building Height, Structures on Steep Lots, Exceptions
- ◆ Chapter 42: Clear Vision Areas
- ◆ Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
- ◆ Chapter 48: Access, Egress, and Circulation

Criteria within Chapter 46.070.B. Maximum distance allowed between parking area and use not met.

- *Variance 21-01 Requested by applicant*
- *Max distance allowed for parking 200 feet from entry of building*
- *Proposed east parking lot is more than 200 feet from entry to building*

Applicable Community Development Code



- ◆ Chapter 52: Signs
- ◆ Chapter 54: Landscaping
- ◆ Chapter 55: Design Review
- ◆ Chapter 60: Conditional Use

All criteria met except for Chapter 52.300 Permanent Sign Design Standards.

- *Variance (VAR-21-06) requested by applicant*
 - *On-wall sign dimensions allow 18 square feet total*
 - *Applicant requests variance to allow 110 square feet of on-wall signage*
 - *Due to distance from Dollar Street (466 feet)*

Applicable Community Development Code



- ◆ Chapter 75: Variances and Special Waivers
- ◆ Chapter 92: Required Improvements
- ◆ Chapter 96: Street Improvement Construction
- ◆ Chapter 99: Procedures for Decision Making: Quasi-Judicial

Two variances requested as previously noted. Required street improvements will conform to City of West Linn Public Works standards. Additional conditions of approval added.

Conditions of Approval



- ◆ Six conditions of approval. First two are standard conditions for most land use applications. Relate to site plans and engineering standards as well as CDC and Municipal Code.
- ◆ Four more conditions:

Conditions of Approval #3



- ◆ ***Landscaping Installation. All landscaping improvements, including but not limited to planting of trees and shrubs, are subject to the conformance with the City Municipal Code and Community Development Code. Landscaping must be installed prior to the issuance of occupancy permits.***

Condition of Approval #4



- ◆ **Erosion Control. The applicant shall submit an Erosion Prevention and Sediment Control Plan prior to issuance of site development permit.**

Condition of Approval #5



- ◆ **Curb Cuts. The applicant shall redesign the two vehicle accessways to comply with the maximum curb cut requirements of 36 feet, per Staff Finding 128, and to also meet West Linn Public Works Standards.**

Conditions of Approval #6



- ◆ ***Street Improvements. The applicant shall complete half street improvements, including pavement improvements, curbs, planter strips, street trees, street lights, sidewalks, pedestrian crossings, cycle tracks where required, and street storm drainage for those portions of Dollar Street and Willamette Falls Drive abutting the subject properties. The applicant shall complete full street improvements on the extension of Brandon Place. The City may partner with the applicant to fund additional improvements as part of the project.***

Record



- ◆ Total of 33 comments received prior to 12:00 pm deadline today
- ◆ 1 comment received after deadline (1:19 pm). Commission can choose to allow the late comment.
- ◆ 2 of the 33 comments were included in the Staff Report
- ◆ Sent a memo and 15 comments received by 12:00 pm July 6
- ◆ Sent a memo and 16 comments received by 12:00 pm July 7 (final submittal deadline)
- ◆ Questions about the record and pagination of the record.
 - Record available on time
 - No code criteria for pagination
 - Only required if appealed to LUBA as they have specific rules for pagination

Staff Recommendation



- ◆ 16 Community Development Code Chapters
- ◆ 273 Staff Findings
- ◆ All applicable code criteria met
 - Except for the two requested variances
 - Conditions of Approval
- ◆ Staff recommends approval of **CUP-21-02/DR-21-04/WRG 21-02/MISC 21-04/VAR-21-01/VAR-21-06/LLA-21-02**

Questions



Questions of Staff